



20 Mallery Close
Rushden, Northamptonshire NN10 0ED



Simpson & Weekley

EXTENDED FAMILY HOME Simpson and Weekley are delighted to offer to the market this fantastic three bedroom family home. Ideally located on the edge of Rushden town centre and offering easy access to lots of local amenities including shops, schools and the always popular Rushden Lakes development. The property boasts ample living accommodation set over two floors and comprising in brief; entrance hallway, lounge, modern re-fitted kitchen diner and extended dining room at the rear of the property. The first floor offers two large double bedrooms a good sized third bedroom and a re-fitted family bathroom. The home also benefits from gas central heating and double glazing throughout. Externally there is a fully enclosed private rear garden, a detached single garage and private driveway to the front of the property. An internal viewing is highly recommended to fully appreciate everything this home has to offer. EPC Rating C, Council Tax Band A



Offers In Excess Of £265,000

3 1 3



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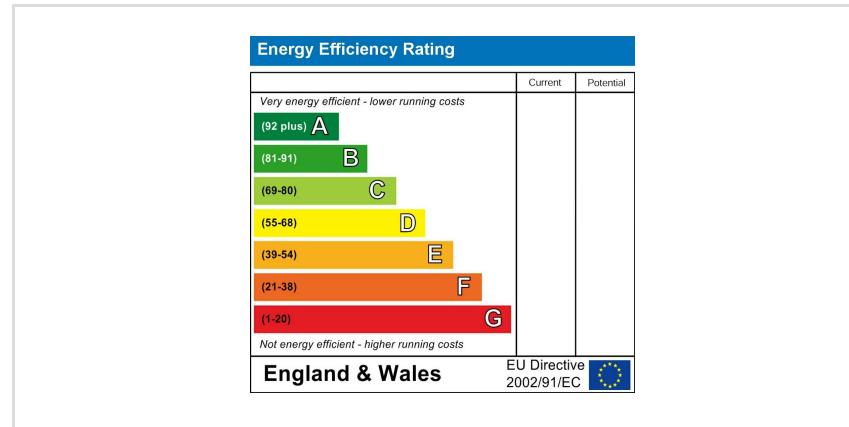
GROUND FLOOR
546 sq.ft. (50.7 sq.m.) approx.

1ST FLOOR
445 sq.ft. (41.4 sq.m.) approx.



S&W Simpson & Ward

TOTAL FLOOR AREA: 991 sq.ft. (92.1 sq.m.) approx.
Whilst every attempt is made to ensure the accuracy of the plan, no responsibility is taken for any errors, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, equipment and fixtures mentioned have not been tested and no guarantee as to their operability or efficiency can be given.
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When you buy with Simpson and Weekley, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



**Simpson
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Making Every
Journey Personal



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